

Memorandum

To: Planning Commission

From: Jeff Churchill, AICP, Transportation Strategic Advisor, 425-556-2492
Kimberly Dietz, Senior Planner, 425-556-2415
Judy Fani, Senior Planner, 425-556-2406
Sarah Stiteler, AICP, Senior Planner, 425-556-2469

Date: January 13, 2017

Subject: **Marymoor Subarea Comprehensive Plan and Zoning Code Amendments & Local Center Designation**

PURPOSE

The purpose of the Planning Commission's public hearing and study session on January 18, 2017 is to hear public testimony on the recommended amendment package including Marymoor Subarea policies and regulations, amendments to the Transportation Master Plan, Water System Plan and General Sewer Plan, and the Local Center designation. The purpose is also to complete identification of discussion issues and to begin resolving issues identified at last week's study session and comments received by email.

PREPARATION FOR JANUARY 18, 2017 STUDY SESSION

In preparation for the public hearing and study session, please continue to familiarize yourselves with the proposed amendments, review the enclosed issues matrix and let staff know if any issues are misstated or missing. Staff has begun to provide responses to issues and in receipt of any additional discussion issues or questions, staff will provide an updated issue matrix to Commissioners early next week. Please send any additional discussion issues or questions to staff by Tuesday, January 17 at 8am so that they can be included in the updated matrix.

Commissioners identified questions and issues during your January 11 study session. Staff included information below in response to the questions regarding the number of affordable housing units and the process used to calculate anticipated population.

- What is the anticipated number of affordable housing units that will be provided through development based on the recommended zoning code and proposed residential density for the Marymoor Subarea?

The estimated number of dwelling units for the Marymoor Subarea by 2030 is 1,751 units based on the assumptions summarized below regarding residential development. The proposal for affordable housing in the area would require that a minimum of 10% are

affordable and this would correspond to the eight-year tax exemption through the multifamily tax exemption program (MFTE). If a developer chose to apply for the 12-year exemption option, a minimum of 20% of the total units would be required as affordable. Using the 10% and 20% figures as bookends, and subtracting the existing MDD3 zoned area which is already in process with a proposed development, the estimated number of affordable units through code provisions could range from 157 units (if affordability was at 10% for all sites) to a high of 314 units (if affordability was at 20% for all sites).

- What is the process used for calculating the number of housing units and population based on recommended floor area and residential units within the Marymoor Subarea?

Staff makes four assumptions when translating from FAR into homes and population:

1. That developers will maximize allowed floor area
2. That developers will build the minimum required residential floor area in zones where a minimum exists
3. That homes are, on average, 1,000 square feet, including each home's share of non-residential space (hallways, etc.), recognizing that some homes may be bigger or smaller
4. That parcels closer to the station or with lower value in existing uses (fewer buildings, etc.) are more likely to redevelop between now and 2030

Staff also provided responses to the issues raised in the attached issues matrix. Included in the matrix are two additional issues including one raised by Commissioner Miller during your January 11 study session and the request that staff noted receiving from Lake Washington Institute of Technology regarding the zoning designation for the institute's property.

In addition, staff has noted that one of the proposed policy amendments does not show the extent of the existing language in policy N-SE-22. The complete existing language is below and the proposed amendment is in redline as follows:

N-SE-22: Ensure housing opportunities in Southeast Redmond that are affordable to all economic segments of the population for those at a variety of income levels by requiring that a minimum of 10 percent a portion of the units in all new development of 10 units or more be affordable as specified in the Redmond Zoning Code and Municipal Code. Pursue opportunities to increase the number and affordability level of dwellings through combining land use requirements and other programs such as the Multifamily Tax Exemption. to individuals or families earning 80 percent or less of the King County median income. Provide at least one bonus market rate units for each affordable unit.

As part of any rezone that increases residential capacity, require an additional portion of the units to be affordable to low- and moderate-income households.

NEXT STEPS

The Commission's additional study sessions are scheduled for January 25 and February 8 to continue to resolve issues and complete a recommendation. City Council review is anticipated in spring 2017.

ENCLOSURES

- Issues Matrix

Please contact Jeff Churchill (425-556-2492, jchurchill@redmond.gov), Kimberly Dietz (425-556-2415, kdietz@redmond.gov), Judy Fani (425-556-2406, jfani@redmond.gov), or Sarah Stiteler (425-556-2469, sstiteler@redmond.gov) with questions.